

**DESINENI JAYACHANDRA
ADVOCATE**

**D.No.15-80/1A, Padmavathi Nagar
Behind Pratap Palace Apartments
Mahila University Road,
TIRUPATI.**

19-04-2013

To
**The Assistant General Manager,
STATE BANK OF INDIA,
RASMECCC AND SARC,
Zonal Office,
Tirupati**

Annexure "B"

1.	Name of the Branch/BU seeking opinion	: STATE BANK OF INDIA RASMECCC AND SARC, Zonal Office, Tirupati
2.	Reference No. & Date of the letter under the cover of which the documents tendered for scrutiny are forwarded	:
3.	Name of the unit/concern/person/body authority offering the property for creation of charge	: M/s Usha Sanjeeva Reddy Techlinks Private Limited rep. by its Managing Directors Mr.Devarapalli Sanjeeva Reddy and M.Srinivasa Reddy
4.	Constitution of the unit/concern /person/body/ authority offering the property for creation of charge	: Private Limited Company
5.	State as to under what capacity offered (Whether as joint applicant or borrower or as guarantor, etc.)	: Borrower
6.a	Particulars of the documents scrutinized - serially & chronologically	: As shown below

DESINENI JAYACHANDRA 19/4/2013
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TIRUPATI-517 502, Cell: 9848124167

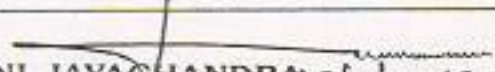
6.b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified:
1.	03-10-2011: Registered Sale Deed in favour of M/s Usha Sanjeeva Reddy Techlinks Private Limited rep. by its Managing Directors Mr.Devarapalli Sanjeeva Reddy and M.Srinivasa Reddy executed by its lawful vendor Appalaneni Nagaraja Naidu S/o Tirupati Naidu, vide Doc.No.2900/2011. (Original)
2.	29-01-2007: Registered Sale Deed in favour of Appalaneni Nagaraja Naidu S/o Tirupati Naidu executed by his lawful vendors (1) Ganta Sathyavathi W/o Late Ganta Sambasiva Rao, (2) Kolli Anuradha W/o Kolli Koteswara Rao, (3) Kadire Surya Prakash Reddy S/o K.C.Ranga Reddy (4) Ganta Madhusudhana Rao S/o Late Ganta Sambasiva Rao, all are rep. by their GPA Mr.N.Prathap Reddy S/o N.Bhaskar Reddy, vide Doc. No.223/2007. (Original)
3.	05-12-2006: Registered General Power of Attorney in favour of N.Prathap Reddy S/o N.Bhaskar Reddy executed by Ganta Sathyavathi W/o G.Sambasiva Rao and Kolli Anuradha W/o Koteswara Rao vide Doc.No.43/2006. (Xerox)
4.	30-10-2006: Irrevocable General Power of Attorney in favour of N.Prathap Reddy S/o N.Bhaskar Reddy executed by Kadire Surya Prakash Reddy S/o K.C.Ranga Reddy and Ganta Madhusudhana Rao S/o Late Ganta Sambasiva Rao attested by Notary Public at New Jersey, United States of America (Xerox)
5.	22-09-2006: Death Certificate of Ganga Sambasiva Rao issued by the Panchayath Secretary, Puttaparthi Gram Panchayath. (Xerox)
6.	09-04-2013: Family Members Certificate of Ganta Sambasiva Rao issued by the mee seva on behalf of Tahsildar, Tirupati Rural Mandal (Original)
7.	26-03-2004: Registered Sale Deed in favour of Ganta Sambasiva Rao S/o Ankineedu and Kadire Surya Prakash Reddy S/o K.C.Ranga Reddy executed by their lawful vendors Koniki Chengama Naidu S/o Siddama Naidu and his son Koniki Kodanda Rama Naidu, vide Doc.No.720/2004. (Registration copy)
8.	19-04-2004: Registered Sale Deed in favour of Ganta Sambasiva Rao S/o Ankineedu and Kadire Surya Prakash Reddy S/o K.C.Ranga Reddy executed by their lawful vendors K.Buchi Naidu S/o Koniki Yerrama Naidu and his sons K.C.Shiva Sankar Naidu and K.Balasubramanyam Naidu, vide Doc.No.900/2004. (Registration copy)

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9.	True copy of 10 (1) Account for Sy.No.247/4B in the name of Koniki Chengama Naidu issued by the Tahsildar, Tirupati Rural Mandal under right to information Act. (Original)
10.	02-03-2013: 1 (B) Namuna (ROR Extract) in the name of K.Chengama Naidu for Sy.No.247/4B issued by the Tahsildar, Tirupati Rural Mandal under right to information Act. (Original)
11.	02-03-2013: Pattadar Pahani / Adangal for the faslis 1421 and 1422 in the name of K.Chengama Naidu issued by the Tahsildar, Tirupati Rural Mandal under right to information Act. (Original)
12.	True copy of No.3 Adangals for the years 1980 to 2004 for Sy.No.247/4B in the name of K.Chengama Naidu and K.Buchi Naidu issued by the Village Revenue Officer, C.Mallavaram (Original)
13.	26-09-2012: Proceedings of the Revenue Divisional Officer, Tirupati in D.Dis.J/4388/2012 under A.P.Land Conversion Act 2006 (Original)
14.	29-12-2012: Approved Plan with Proceedings in D.Dis.B.A.No.996/G2/2012 issued by the Vice-Chairman, TUDA, Tirupati in the name of /s Usha Sanjeeva Reddy Techlinks Private Limited (Original)
15.	FMB Sketch for field No.247 issued by the Mandal Surveyor, Tirupati Rural Mandal (Original)
16.	10-02-2005: Certified of Incorporation of M/s Usha Sanjeeva Reddy Techlinks Private Limited issued by the Registrar of Companies, Andhra Pradesh (Xerox)
17.	Memorandum of Association and Articles of Association of M/s Usha Sanjeeva Reddy Techlinks Private Limited (Xerox)
18.	18-04-2013: Encumbrance Certificate No.1013769/2013 issued by mee seva on behalf of SRO, Chandragiri for a period of 30 years commencing from 01-01-1983 to 17-04-2013. (Original)
19.	18-04-2013 Search Receipts issued by SRO, Chandragiri (Originals)

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7.	<p>Complete or full description of the immovable property/ies offered as security for creation of mortgage whether equitable/ registered mortgage.</p> <p style="text-align: center;"><u>SCHEDULE</u></p> <p>Chittoor District, Sri Balaji Registration District, Chandragiri Sub-District, Tirupati Rural Mandal, C.Mallavaram Gram Panchayath, No.57 C.Mallavaram Village Accounts, Sy.No.247/4B, an extent of Ac.1.15 Cents out of that an extent of Ac.0.41 $\frac{3}{4}$ Cents or 0.170 Hectors, (1689.56 sq. mtrs as per approved plan) bounded as under</p> <p>East : Lands of Jana Chaitanya West : Road North : Road South : Land sold B.Vijaya Bhaskar</p>
8.	<p>Flow of title tracing out the title, of the intended mortgagor and his/its predecessors in interest from the Mother Deed to the Latest Title Deed. And wherever minor's interest or other clog on title is involved, for a further period, depending on the need for clearance of such clog on the title:</p> <p>As stated supra, as per the documents originally schedule property covered by Sy.No. 247/4B an extent of Ac.1.16 Cents is the ancestral property of Koniki Chengama Naidu and Koniki Buchi Naidu of C.Mallavaram Village Accounts. As seen from the True copies of 10(1) Account, ROR Extract, No.3 Adangals for Sy.No.247/4B for the years 1980 to 2004 issued by the Village Revenue Officer, under Right to Information Act with a covering letter of Tahsildar, Tirupati Rural Mandal in RTI No.36/2013 dt. 12-02-2013 shows that the said Koniki Chengama Naidu is the absolute owner an extent of Ac.0.89 Cents in Sy.No.247/4B and Koniki Buchi Naidu is the absolute owner an extent of Ac.0.27 Cents in Sy.No.247/4B.</p> <p>The said Koniki Chengama Naidu along with his son Koniki Kodanda Rama Naidu in turn sold the said extent of Ac.0.89 Cents out of Ac.1.16 Cents on the eastern side in favour of Ganta Sambasiva Rao S/o Ankineedu and Kadire Surya Prakash Reddy S/o K.C.Ranga Reddy under registered sale deed dt.26-03-2004 for valid consideration of Rs.1,33,500/- under Doc.No.720/2004 and that possession of the</p>


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property covered by the sale deed was handed over to the purchasers Ganta Sambasiva Rao S/o Ankineedu and Kadire Surya Prakash Reddy S/o K.C.Ranga Reddy on the same day. In the above said sale deed the western boundary is shown as the land of K.Buchi Naidu.

The said Koniki Buchi Naidu and his sons K.Shivasankar Naidu and K.Bala Subramanyam Naidu jointly sold an extent of Ac.0.27 Cents out of Ac.1.16 Cents in favour of Ganta Sambasiva Rao S/o Ankineedu and Kadire Surya Prakash Reddy S/o K.C.Ranga Reddy under registered sale deed dt.19-04-2004 for valid consideration of Rs.1,57,000/- under Doc.No.900/2004 and that possession of the property covered by the sale deed was handed over to the purchasers Ganta Sambasiva Rao S/o Ankineedu and Kadire Surya Prakash Reddy S/o K.C.Ranga Reddy on the same day.

Out of the above said two purchasers Ganta Sambasiva Rao died on 19-09-2006 as per the death Certificate issued by the Secretary, Puttaparthi Gram Panchayath dt. 22-09-2006.

As seen from the family members certificate of Ganta Sambasiva Rao issued by the mee seva on behalf of Tahsildar, Tirupati Rural Mandal dt. 09-04-2013 shows that the said Ganta Sambasiva Rao died leaving behind his wife G.Sathyavathi, son G.Madhusudhana Rao and daughter K.Anuradha as the his legal heirs and legatees.

The said legal heirs of Ganta Sambasiva Rao i.e., G.Sathyavathi, and her daughter Kolli Anuradha W/o Koteswara Rao jointly executed a registered General Power of Attorney in favour of N.Prathap Reddy S/o N.Bhaskar Reddy on 05-12-2006 vide Doc.No.43/2006 authorizing him to deal with the property including sales and execution of documents with regard to the share of the property in the entire extent of Ac.1.16 Cents in Sy.No.247/4B.

The said other legal heir of Ganta Sambasiva Rao i.e., Ganta Madhusudhana Rao along with Kadire Surya Prakash Reddy S/o K.C.Ranga Reddy executed registered Irrevocable General Power of Attorney in favour of N.Prathap Reddy S/o N.Bhaskar Reddy on 30-10-

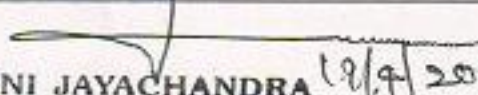
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2006 at New Jersey, USA and same is attested by Notary Public, New Jersey, and the same is presented before the District Registrar, Sri Balaji Registration District, Tirupati on 11-02-2006 and validated u/s 18 of Indian Stamps Act and authorized the agent N. Pratap Reddy to deal with the property including sales and execution of documents with regard to the share of the property of entire extent of Ac.1.16 Cents in Sy.No.247/4B.

The said N.Prathap Reddy S/o N.Bhaskar Reddy on behalf of his principals Ganta Sathyavathi, Kolli Anuradha, K.Surya Prakash Reddy, and G.Madhusudhana Rao sold the present schedule property i.e., an extent of Ac.0.41 $\frac{3}{4}$ Cents out of Ac.1.16 Cents in favour of Appalaneni Nagaraja Naidu S/o Tirupati Naidu under registered sale deed dt. 29-01-2007 for valid consideration of Rs.3,26,000/- under Doc.No.223/2007 and that the possession of the property covered by the registered sale deed was handed over to the purchaser Appalaneni Nagaraja Naidu S/o Tirupati Naidu on the same day. The said Appalaneni Nagaraja Naidu S/o Tirupati Naidu in turn sold the said extent of land in favour of M/s Usha Sanjeeva Reddy Techlinks Private Limited rep. by its Managing Partners Devarapalli Sanjeeva Reddy S/o Malyadri Reddy and M.Srinivasa Reddy S/o M.Raghava Reddy under registered sale deed dt.03-10-2011 for valid consideration of Rs.17,18,000/- under Doc.No.2900/2011 and that possession of the property covered by the sale deed was handed over to the purchaser M/s Usha Sanjeeva Reddy Techlinks Private Limited rep. by its Managing Partners Devarapalli Sanjeeva Reddy S/o Malyadri Reddy and M.Srinivasa Reddy S/o M.Raghava Reddy on the same day. And Ever since then the said M/s Usha Sanjeeva Reddy Techlinks Private Limited rep. by its Managing Partners Devarapalli Sanjeeva Reddy S/o Malyadri Reddy and M.Srinivasa Reddy S/o M.Raghava Reddy has been in possession and enjoyment of the schedule property as absolute owner thereof.

A perusal of the Proceedings of the Revenue Divisional Officer, Tirupati in D.Dis.(J)4388/2012 dt. 26-09-2012 shows that the schedule property covered by Sy.Nos.247/4B an extent of Ac.0.41 $\frac{3}{4}$


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Cents is converted from agriculture to non agriculture purpose as per the provisions of A.P. Land Conversion Act.

A perusal of the Approved plan with proceedings vide File No. and Permit No.996/G2/2012 dt. 29-12-2012 in the name of M/s Usha Sanjeeva Reddy Techlinks Private Limited rep. by its Managing Partners Devarapalli Sanjeeva Reddy S/o Malyadri Reddy and M.Srinivasa Reddy S/o M.Raghava Reddy issued by the Vice-Chairman, TUDA, Tirupati shows that the plan is approved for construction of Residential apartment, consisting of Cellar, Stilt + 5 Upper Floors in the schedule property As seen from the approved plan issued by the Vice-Chairman, TUDA, Tirupati M/s Usha Sanjeeva Reddy Techlinks Private Limited rep. by its Managing Partners Devarapalli Sanjeeva Reddy S/o Malyadri Reddy and M.Srinivasa Reddy S/o M.Raghava Reddy shows that 10% of the total built up area i.e., 2nd floor an extent of 601.90 sq. mts., of constructed are is mortgaged to the TUDA, Tirupati i.e., Flat Nos.201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, and 212.

A perusal of the Certificate of Incorporation, Memorandum of Association, and Articles of Association of M/s Usha Sanjeeva Reddy Techlinks Private Limited shows that the company is registered before Registrar of companies, Hyderabad on 10-02-2005 and D.Sanjeeva Reddy and D.Usha Reddy are the Promoter Directors of the company and B.Sanjeeva Reddy as Managing Director. As seen from the Sale Deed that the company has two Managing Directors Devarapally Sanjeeva Reddy and M.Srinivasa Reddy hence it is advised to take list of directors as certified by the Registrar of companies and confirmed the present authority to execute documents on behalf of the company.

A perusal of the Encumbrance Certificate No.1013769/2013 issued by the mee seva on behalf of SRO Chandragiri for a period of 30 years commencing from 01-01-1983 to 17-04-2013 shows that there are no encumbrances over the schedule property and sale deeds in favour of M/s Usha Sanjeeva Reddy Techlinks Private Limited and its vendors in title are referred to therein and hence the property is free from all encumbrances.

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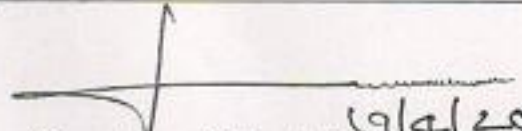
	Thus title flows in favour of M/s Usha Sanjeeva Reddy Techlinks Private Limited rep. by its Managing Partners Devarapalli Sanjeeva Reddy S/o Malyadri Reddy and M.Srinivasa Reddy S/o M.Raghava Reddy for the schedule property for more than statutory period.	
9.	Nature of Title of the intended mortgagor over the property (whether full ownership rights, leasehold rights, occupancy/possessory rights or Inam holder or Govt.Grantee/Allotee etc.	Full ownership rights to M/s Usha Sanjeeva Reddy Techlinks Private Limited rep. by its Managing Partners Devarapalli Sanjeeva Reddy S/o Malyadri Reddy and M.Srinivasa Reddy S/o M.Raghava Reddy.
10.a	Encumbrances, Attachments, and/or claims, whether of Government, Central or State or other local authorities or third party claims, liens etc. and details thereof. If Yes: give the details thereof.	NO
10.b	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	Encumbrance Certificate No.1013769/2013 issued by the mee seva on behalf of SRO Chandragiri for a period of 30 years commencing from 01-01-1983 to 17-04-2013 shows that there are no encumbrances over the schedule property.
11.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Not Applicable
12.	Details of RTC extracts/ mutation extracts/ Katha extracts pertaining to the property in question.	Not Applicable.
13.	Any bar/restriction for creation of mortgage under any local or	: Not applicable

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	special enactments, details of proper registration of documents, payment of proper stamp duty etc.	
14.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also any precaution to be taken by the Bank in this regard.	Not applicable
15.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	M/s Usha Sanjeeva Reddy Techlinks Private Limited rep. by its Managing Partners Devarapalli Sanjeeva Reddy S/o Malyadri Reddy and M.Srinivasa Reddy S/o M.Raghava Reddy

Date: 19-04-2013

Place: Tirupati


19/4/2013
Signature of the Advocate

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19-04-2013
Annexure "C"

Checklist for the Guidance of the Advocate

1	Nature of title (ownership/leasehold/occupancy /Govt. grant/allotments etc.	: Ownership rights to M/s Usha Sanjeeva Reddy Techlinks Private Limited rep. by its Managing Partners Devarapalli Sanjeeva Reddy S/o Malyadri Reddy and M.Srinivasa Reddy S/o M.Raghava Reddy
1a.	If the property has been transferred by way of Gift Deed, whether a) The Gift Deed is duly stamped and registered b) The Gift Deed has been attested by two witness c) The Gift Deed transfers the property to Donee d) Whether the Donee has accepted the gift by signing the Gift Deed or by a separate writing or by implication or by actions	: Not applicable
2.	If leasehold, whether, a) Lease deed is duly stamped and registered: b) Lessee is permitted to mortgage the leasehold right. c) If, a sub-lease, check the lease deed in favour of lessee as to whether lease deed permits sub- leasing and mortgage by sub- lessee also.	: Not applicable
3.	If Govt.grant/allotment/lease- cum/sale agreement whether a. grant/agreement etc. provides for alienable rights to the mortgagor with or without conditions. b. the mortgagor is competent to create charge on such property.	: Not applicable
4.	If occupancy right, whether (a) such right is heritable and transferable. (b) Mortgage can be created	: Not applicable

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5.	a. urban land ceiling and clearance, whether required and if so, details thereon. b. whether No objection certificate under the Income Tax act is required/obtained.	Not applicable Not applicable
6.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible - the modalities/procedure to be followed and the reasons for coming to such conclusion.	Not applicable
7.	If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for enforcing, thereon.	No more agricultural land as the same is converted from agricultural land to non agricultural land
8.	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained	Land converted from agricultural to Non-agricultural land as per the provisions of AP Land conversion Act by the RDO, Tirupati
9.	Whether the property is affected by any local laws (viz. Agrl. Laws, weaker sections, minorities, land law etc.)	NO
10a.	In case of partition/settlement deeds, whether the original deed is available for deposit if not the modality/procedure to be followed to create a valid and enforceable mortgage.	Not applicable
b.	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	Not Applicable
c.	Whether the mutation made is valid in law and the mortgagor has acquired a mortgagable title thereon.	Not applicable
11a.	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Not applicable
b.	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf	Not Applicable

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19/7/2013

	of the firm.	
12a.	Whether the property belongs to a Limited Company, check the Borrowing powers, BOD resolution, Authorisation to create mortgage/execution of documents, registration of any prior charges with the company register, Articles of Association/ provision for common seal etc.	Not Produced.
b.	In case of societies, association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws	Not applicable
13.	Whether mortgage is being created by a POA Holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/stamped/authenticated in terms of the Law of the place, where it is executed.	Not Applicable
14.	If the property is a flat/apartment or residential/comercial complex, check.	Residential apartment
a.	Promotor's/Land Owner's title to the land/building.	Promoter is the Land owner
b.	Development Agreement/Power of Attorney	Nil
c.	Extent of Authority of the Developer/builder.	The developer is the owner of the property and it has got authority to sale the same
d.	Independent title verification of the land and/or building in question.	Yes
e.	Agreement for sale (duly regd.	Not Applicable
f.	Payment of proper stamp duty	YES
g.	Conveyance in favour of Society /condominium concerned.	Not applicable
h.	Occupancy Certificate/ allotment	Not applicable

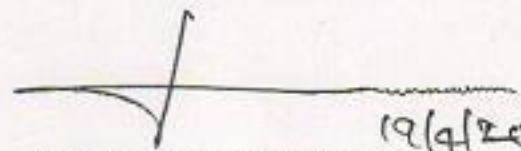
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19/7/2013

	letter/letter of possession	
i.	Membership details in the society etc.	Not applicable
j.	Share Certificates	Not applicable
k.	No objection Letter from the society	Not applicable
l.	All legal requirements under the local/municipal laws, regarding ownership of flats/apartments/building regulations development control regulations, co-operative society's law etc.	Not Applicable
15.	Where the property is a joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	Not applicable
16.	Pending Litigations/Court attachments/injunction/stay orders/acquisition by the Govt/Local authorities etc., that could be ascertained.	NIL
17.	Any other details required for the purpose	Not applicable

Date: 19-04-2013

Place: Tirupati


19/4/2013
Signature of the Advocate

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19-04-2013

Annexure "D"

CERTIFICATE OF TITLE

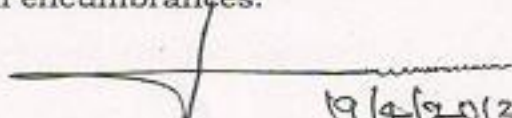
I have examined the original title deeds intended to be deposited relating to the schedule property (i.e, and offered as security by way of Equitable/English mortgage and that the documents of title referred to in the opinion are valid evidence of right, title and interest and that if the said Equitable mortgage is created, it will satisfy the requirements of Equitable Mortgage and I further certify that,

1. I have examined the documents in detail taking into account all the guidelines in the check list vide Annexure-C and the other relevant factors.

1A. I confirm having made a search in the land/revenue record, I do not find anything adverse which would prevent the title Holders from creating a valid mortgage. I am liable/responsible if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

1B. Following scrutiny of Land Records/Revenue Records and relative title deeds, I hereby certify the genuineness of the title deeds. Suspicious/doubt if any has been clarified by making necessary enquiries.

2A. There are no prior mortgage/charges/encumbrances whatsoever as could be seen from the Encumbrance Certificate for the period from 01-01-1983 to 17-04-2013 issued by mee seva on behalf of SRO, Chandragiri pertaining to the immovable property/covered by above said title deeds. The property is free from all encumbrances.


19/4/2013
DESINENI JAYACHANDRA
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D.No. 15-80/1A, Padmavathi Nagar
Behind Pratap Palace Apartments
Mahila University Road
TIRUPATI-517 502, Cell: 9848124167

2B. In case of second/subsequent charge in favour of the Bank there are no other mortgages/charges other than already stated in the loan documents and agreed to by the Mortgagor and the Bank. This column is not applicable in this case.

3. Minor(s) and his/their interest in the property (ies) is to the extent of - not applicable in this case.

4. The mortgage if created, will be available to the Bank for the Liability of the Intending Borrower M/s Usha Sanjeeva Reddy Techlinks Private Limited rep. by its Managing Partners Devarapalli Sanjeeva Reddy S/o Malyadri Reddy and M.Srinivasa Reddy S/o M.Raghava Reddy

5. I certify that M/s Usha Sanjeeva Reddy Techlinks Private Limited rep. by its Managing Partners Devarapalli Sanjeeva Reddy S/o Malyadri Reddy and M.Srinivasa Reddy S/o M.Raghava Reddy has got an absolute and clear marketable title over the schedule property. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said mortgage would be enforceable.

In case of creation of mortgage by deposit of title deeds, I certify that the deposit of following title deeds, documents would create a valid and enforceable mortgage.

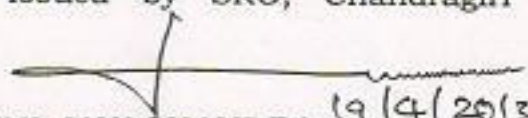
1. 03-10-2011: Registered Sale Deed in favour of M/s Usha Sanjeeva Reddy Techlinks Private Limited rep. by its Managing Directors Mr.Devarapalli Sanjeeva Reddy and M.Srinivasa Reddy vide Doc.No.2900/2011. (Original)
2. 29-01-2007: Registered Sale Deed in favour of Appalaneni Nagaraja Naidu S/o Tirupati Naidu vide Doc. No.223/2007. (Original)
3. 05-12-2006: Registered General Power of Attorney in favour of N.Prathap Reddy S/o N.Bhaskar Reddy vide Doc.No.43/2006. (Xerox)
4. 30-10-2006: Irrevocable General Power of Attorney in favour of N.Prathap Reddy S/o N.Bhaskar Reddy (Xerox)
5. 22-09-2006: Death Certificate of Ganga Sambasiva Rao issued by the Panchayath Secretary, Puttaparthi Gram Panchayath. (Xerox)

19/4/2013

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6. 09-04-2013: Family Members Certificate of Ganta Sambasiva Rao issued by the mee seva on behalf of Tahsildar, Tirupati Rural Mandal (Original)
7. 26-03-2004: Registered Sale Deed in favour of Ganta Sambasiva Rao S/o Ankineedu and Kadire Surya Prakash Reddy S/o K.C.Ranga Reddy vide Doc.No.720/2004. (Registration copy)
8. 19-04-2004: Registered Sale Deed in favour of Ganta Sambasiva Rao S/o Ankineedu and Kadire Surya Prakash Reddy S/o K.C.Ranga Reddy vide Doc.No.900/2004. (Registration copy)
9. True copy of 10 (1) Account for Sy.No.247/4B in the name of Koniki Chengama Naidu issued by the Tahsildar, Tirupati Rural Mandal under right to information Act. (Original)
10. 02-03-2013: 1 (B) Namuna (ROR Extract) in the name of K.Chengama Naidu for Sy.No.247/4B issued by the Tahsildar, Tirupati Rural Mandal under right to information Act. (Original)
11. 02-03-2013: Pattadar Pahani / Adangal for the faslis 1421 and 1422 in the name of K.Chengama Naidu issued by the Tahsildar, Tirupati Rural Mandal under right to information Act. (Original)
12. True copy of No.3 Adangals for the years 1980 to 2004 for Sy.No.247/4B in the name of K.Chengama Naidu and K.Buchi Naidu issued by the Village Revenue Officer, C.Mallavaram (Original)
13. 26-09-2012: Proceedings of the Revenue Divisional Officer, Tirupati in D.Dis.J/4388/2012 under A.P.Land Conversion Act 2006 (Original)
14. 29-12-2012: Approved Plan with Proceedings in D.Dis.B.A.No.996/G2/2012 issued by the Vice-Chairman, TUDA, Tirupati in the name of /s Usha Sanjeeva Reddy Techlinks Private Limited (Original)
15. FMB Sketch for field No.247 issued by the Mandal Surveyor, Tirupati Rural Mandal (Original)
16. 10-02-2005: Certified of Incorporation of M/s Usha Sanjeeva Reddy Techlinks Private Limited issued by the Registrar of Companies, Andhra Pradesh (Xerox)
17. Memorandum of Association and Articles of Association of M/s Usha Sanjeeva Reddy Techlinks Private Limited (Xerox)
18. 18-04-2013: Encumbrance Certificate No.1013769/2013 issued by mee seva on behalf of SRO, Chandragiri for a period of 30 years commencing from 01-01-1983 to 17-04-2013. (Original)
19. 18-04-2013: Search Receipts issued by SRO, Chandragiri (Originals)

19/4/2013


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SCHEDULE

Chittoor District, Sri Balaji Registration District, Chandragiri Sub-District, Tirupati Rural Mandal, C.Mallavaram Gram Panchayath, No.57 C.Mallavaram Village Accounts, Sy.No.247/4B, an extent of Ac.1.15 Cents out of that an extent of Ac.0.41 $\frac{3}{4}$ Cents or 0.170 Hectors, (1689.56 sq. mtrs as per approved plan) bounded as under

East : Lands of Jana Chaitanya
 West : Road
 North : Road
 South : Land sold B.Vijaya Bhaskar

Date: 19-04-2013

Place: Tirupati


 Signature of the Advocate

DESINENI JAYACHANDRA
 ADVOCATE B.Cem., B.L.
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**DESINENI JAYACHANDRA
ADVOCATE**

**D.No.15-80/1A, Padmavathi Nagar
Behind Pratap Palace Apartments
Mahila University Road,
TIRUPATI.**

19-04-2013

To be submitted by Bank's Advocate along with legal opinion

SPECIMEN No.63

TRANSLATION MEMO FOR DETAILS IN VERNACULAR LANGUAGE
TRANSLATION MEMO


1. Date of Document : 03-10-2011
2. Nature of Document : Sale Deed
3. Place of Execution : Chandragiri
4. Registered at : SRO, Chandragiri
5. Parties to the document
 - i) Executant : Appalaneni Nagaraja Naidu
 - ii) Beneficiary : M/s Usha Sanjeeva Reddy Techlinks Private Limited
6. Description and extent of property :

SCHEDULE

Chittoor District, Sri Balaji Registration District, Chandragiri Sub-District, Tirupati Rural Mandal, C.Mallavaram Gram Panchayath, No.57 C.Mallavaram Village Accounts, Sy.No.247/4B, an extent of Ac.1.15 Cents out of that an extent of Ac.0.41 $\frac{3}{4}$ Cents or 0.170 Hectors, (1689.56 sq. mtrs as per approved plan) bounded as under

East : Lands of Jana Chaitanya
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STATE BANK OF INDIA


19/4/2013
(D.JAYACHANDRA)
BANK'S ADVOCATE
Counter Signed
Branch Manager